Army's Residential Communities Initiative (RCI) Program

A NEPA Success Story

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The RCI Program

The Military Housing Privatization Initiative (MHPI) was enacted on February 10, 1996, as part of the National Defense Authorization Act. The MHPI program was created to address two significant problems concerning housing for military service members and their families:

(1) The poor condition of Department of Defense (DoD) owned housing, and

(2) A shortage of affordable private housing of adequate quality.

Implementation of RCI

- The Army Goal is to
  - Eliminate inadequate Army Family Housing in the U.S.
  - Eliminate the deficit
- RCI Objectives
  - Sustain adequate housing
  - Leverage assets / funds
  - Attract quality partners
  - Obtain partner expertise / innovation / capital
  - Ensure reasonable profits / incentive based fees
  - Maximize use of local (large / small) businesses
  - Protect interests with Portfolio Asset Management Program

RCI Process

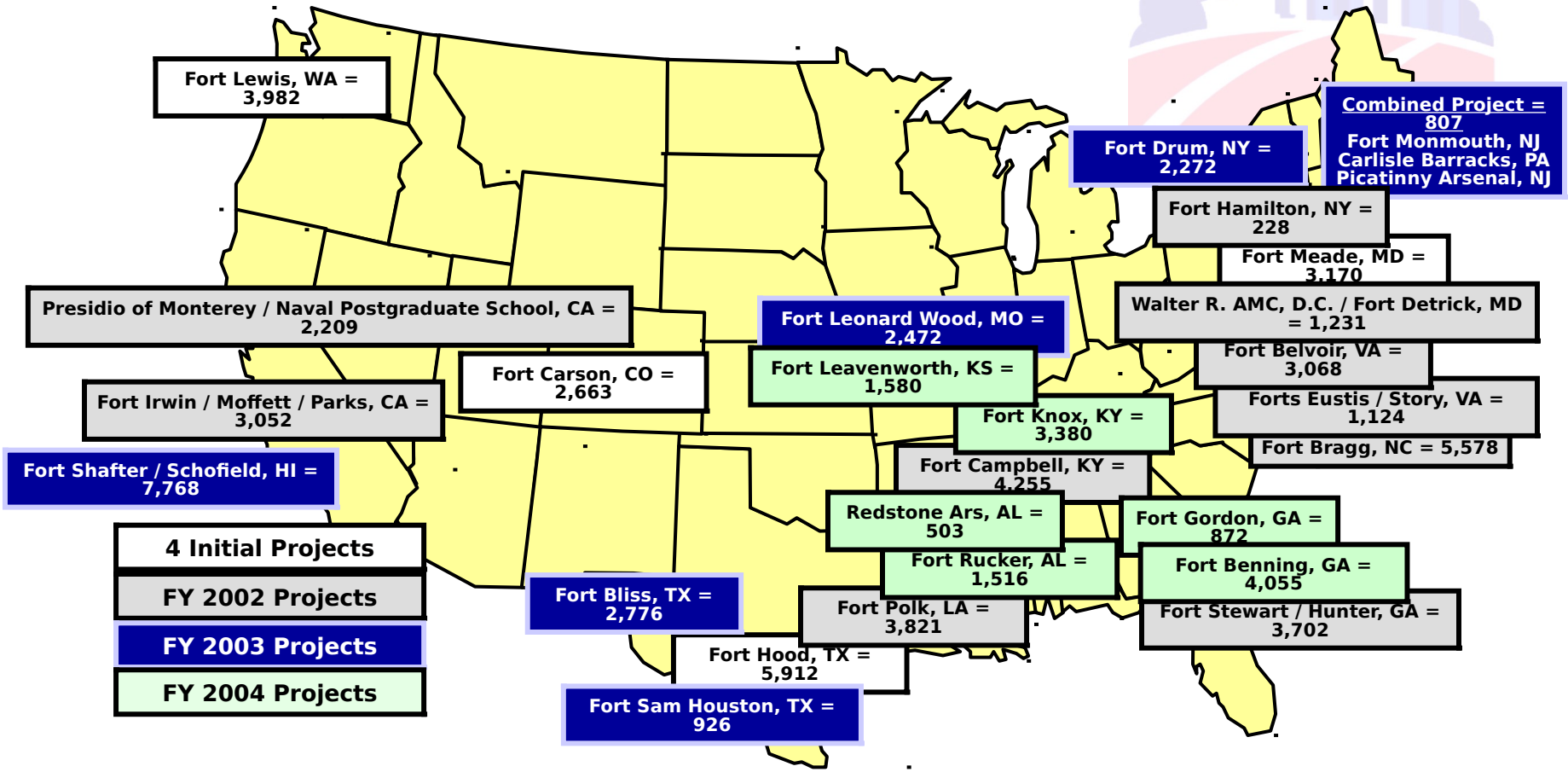
The Army's RCI privatization program is an essential element for solving Army's acute family housing problems. RCI is dedicated to building quality residential communities for Soldiers and their families. Further, RCI is built on partnerships with private sector developers who have the expertise, innovation and willingness to work collaboratively with key stakeholders to make RCI a success.

Community Development and Management Plan (CDMP)

Upon award, the selected partner crafts a CDMP. This document sets forth the housing development plan and terms of the developer's long-term relationship with the Army. The CDMP has three components: (1) Development, (2) Financial/Transactional, and (3) Operations and Property Management.

The NEPA document assesses the implementation of the CDMP. The NEPA document must be completed when the CDMP goes forward to Congress, therefore development and completion of the NEPA document becomes an active exercise in adaptive management. Alternatives being proposed evaluated and modified as necessary to avoid or minimize potential impacts.

CURRENT PLAN = 26 PROJECTS* (72,922 HOMES)


Fort Lewis, WA = 3,982
Presidio of Monterey / Naval Postgraduate School, CA = 2,209
Fort Irwin / Moffett / Parks, CA = 3,052
Fort Shafter / Schofield, HI = 7,768
Fort Carson, CO = 2,663
Fort Bliss, TX = 2,776
Fort Hood, TX = 5,912
Fort Sam Houston, TX = 926
Fort Leonard Wood, MO = 2,472
Fort Leavenworth, KS = 1,580
Fort Knox, KY = 3,380
Fort Campbell, KY = 4,255
Redstone Ars, AL = 503
Fort Rucker, AL = 1,516
Fort Polk, LA = 3,821
Fort Drum, NY = 2,272
Combined Project = 807
Fort Monmouth, NJ
Carlisle Barracks, PA
Picatinny Arsenal, NJ
Fort Hamilton, NY = 228
Fort Meade, MD = 3,170
Walter R. AMC, D.C. / Fort Detrick, MD = 1,231
Fort Belvoir, VA = 3,068
Forts Eustis / Story, VA = 1,124
Fort Bragg, NC = 5,578
Fort Gordon, GA = 872
Fort Benning, GA = 4,055
Fort Stewart / Hunter, GA = 3,702
4 Initial Projects
FY 2002 Projects
FY 2003 Projects
FY 2004 Projects

RCI Program - 41 Installations (26 Projects)

70,770 Existing Family Housing Units; 73,731 Units Projected at End State
>80% of U.S. Owned Inventory

9 Projects Transferred (33,560 Houses)

- Fort Carson, CO - 1999
- Fort Hood, TX - 2001
- Fort Lewis, WA - 2002
- Fort Meade, MD - 2002
- Fort Bragg, NC - 2003
- Pres of Monterey-Naval PS, CA - Oct 2003
- Fort Stewart-Hunter AAF, GA - Nov 2003
- Fort C
- Fort B

11 instal

8 Projects Awarded -- (20,547 Houses)

- Fort Irwin-Moffett Fed AF-Cp Parks, CA
- Fort Hamilton, NY
- Fort Polk, LA
- Walter Reed AMC, DC / Fort Detrick, MD
- Fort Shafter / Schofield Barracks, HI
- Forts Eustis-Story, VA
- Fort Leonard Wood, MO
- Fort Drum, NY

18 installations

2003 Solicitations (4,757 Houses)

- Fort Sam Houston, TX
- Fort Monmouth / Picatinny Arsenal, NJ-Carlisle Barracks, PA
- Fort Bliss, TX

5 installations

2004 Solicitations (11,906 Houses)

- Fort Benning/Camp Merrill, GA
- Fort Knox, KY
- Fort Rucker, AL
- Fort Leavenworth, KS
- Fort Gordon, GA
- Redstone Arsenal, AL

7 installations

An Evolving Process

- Army developed an RCI (CVI) Manual to provide installations guidance in preparing NEPA documents (EA). *Early 1998*
- Started with 4 pilot installation.
- Process evolved but remained true to established format.
- Many procedures started based on BRAC. Changes needed to reflect a different program.
  - Lease v. Disposal of Land
  - Taking care of Soldier and Families v. BRAC Local Reuse Authority

An Evolving Process Continued

Meeting environmental challenges

- Historic properties
- Lead-based paint
- Contaminated sites
- Mold
- UXO
- T&E species
- Wetlands
- Pesticides, termiticides, herbicides, Paris Green
- Indoor contamination
- TCE
- Petroleum,
- HOTs,
- USTs / ASTs,
- SWMUS

Elements of Success:

- Early partnering, active involvement by program managers, and planning amongst players:
  - HQDA RCI Program Office,
  - USACE Environmental Program Managers,
  - Installation RCI Program Coordinators,
  - Installation Directorates
  - Office of the Army General Counsel (OGC),
  - USACE Real Estate; and
  - Supporting consultants.
- Approval of RCI “Footprint” at Pentagon level prior to beginning environmental work.
- Development of standardized format for NEPA, EBS and FOST/FOSL to be used program-wide

Elements of Success: Continued

- Early Coordination with regulatory agencies
  - USFWS, State Historical Office (SHPO)
  - Conduct of necessary surveys, establishment of agreements
- Preparing of Draft EA early in the Program – Prior to selection of the Development Entity (DE)
- Close coordination with the (DE) in the development of the Community Development and Management Plan (CDMP)

Summary & Questions